



An
Bord
Pleanála

Board Order ABP-314679-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 22/41233

Appeal by Susan Duggan and Gearoid McCarthy of 72 Alderbrook, Frankfield, County Cork against the decision made on the 29th day of August, 2022 by Cork City Council to refuse permission for the proposed development.

Proposed Development: (a) The demolition of existing kennels to the south, (b) the construction of a new dwelling, (c) the construction of a new septic tank and percolation area, (d) the alteration to the existing driveway and (e) the construction of all ancillary site works at Lehenagh More, Farmers Cross, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The provisions of the Cork City Development Plan 2022-2028, specifically Objectives 3.13 Rural Generated Housing, Objective 11.9 One - Off Housing, and Sections 3.53 and 3.54, set out the criteria for the assessment of single houses in the City Hinterland. Having regard to the location of the site and the lack of any associated farm landholding, it is considered that the proposed development would be contrary to these objectives, provisions, and the protection of the City Hinterland. The proposed development would materially contravene the Cork City Development Plan 2022-2028, which seeks to protect and improve rural amenity and provide for the development of agriculture. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The provisions of the Cork City Development Plan 2022-2028, specifically Objective 10.54 and Sections 10.195 and 10.196, set out a presumption against new housing within the Airport Safeguard Area, save for exceptional circumstances associated with those actively involved in farming. It is considered that the proposed development would materially contravene the Cork City Development Plan 2022-2028, which seeks to safeguard the airport area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would give rise to an excessive density of development and would endanger public safety by reason of traffic hazard due to increased traffic movements on a rural road at a point where sightlines are restricted in a southerly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 7th day of Nov. 2023